

**FOR SALE / LEASE**



**756 Derby Ave  
Seymour, CT 06483**

**+/- 12,200 S/F Free Standing  
Industrial/ Commercial Building  
on .35 Acres  
Immediate Highway Access and Great  
Exposure Fronting on Route 8  
Offered at: \$459,000.00  
Lease: \$3.91 PSF NNN**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.





**Ideal for Wholesale/ Retail Operations,  
Manufacturing or Contractors  
+/- 1,000 S/F Office on 2nd Floor**



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# PROPERTY DATA FORM

**PROPERTY ADDRESS** 756 Derby Ave

**CITY, STATE** Seymour, CT 06483

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	+/- 12,220	Air Conditioning	Office only
Number of floors	1 except office	Sprinkler / Type	No
Office	1,000 S/F (2nd floor)	Type of Heat	Oil
Avail S/F	+/- 12,220	<b>OTHER</b>	
Ext. Construction	Masonry / Steel	Acres	.35
Ceiling Height	11' - 14'	Zoning	C-2 Commercial
Roof	Rubber & Steel	Parking	Limited
Date Built	1950 - later additions	State Route / Distance To...	Route 8/ .2 miles

**UTILITIES**

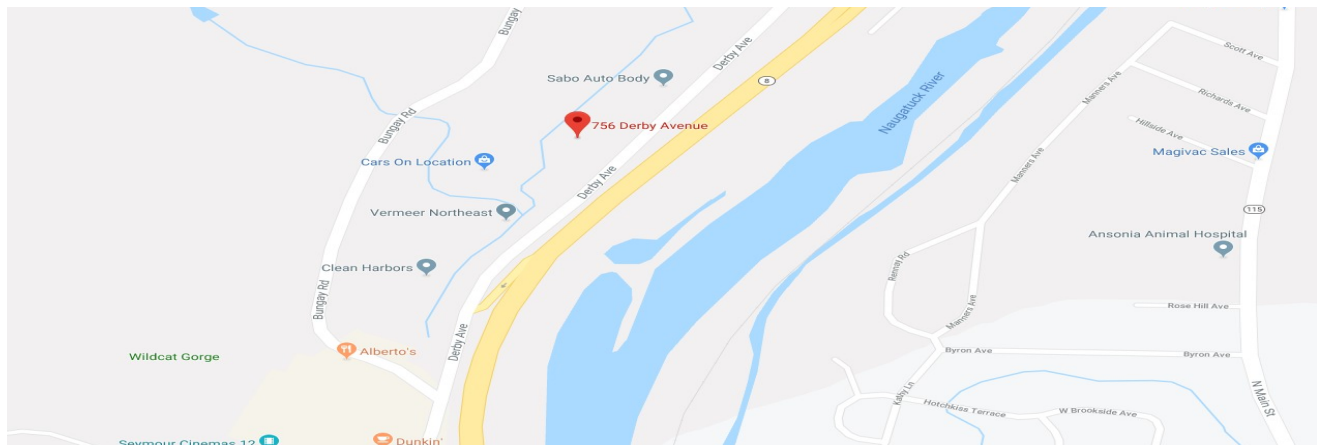
Sewer	City
Water	City
Gas	No
Electrical	400 Amps, 120 /208 V 3 phase

**TAXES**

Assessment	\$205,800.00
Appraisal	\$294,000.00
Mill Rate	36
Taxes	\$7,408.000

**TERMS**

Sale	\$459,000.00
Lease	\$3.91 PSF NNN



**CONTACT: ED GODIN or MARY BUCKLEY**  
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